

# **THE MINUTES OF THE ANNUAL MEETING OF THE AUTUMN POINTE HOMEOWNERS ASSOCIATION**

August 20, 2014

7:00 pm.

California State University, Los Angeles  
5151 State University Drive  
Los Angeles, California 90032

## **CALL TO ORDER**

The following are the minutes of the Board of Directors of the Autumn Pointe Homeowners Association held August 20, 2014 in the Golden Eagle Ball Room. President Gus Vindell noted a Quorum was present and called the meeting to order at 7:10 pm.

## **QUORUM**

Management reported 35 homeowners present and 63 proxies, totaling 98 units present at this meeting. The quorum requirement of 86 units was exceeded.

## **INTRODUCTION OF CURRENT BOARD MEMBERS PRESENT**

Gus Vindell, President; Ricardo Ortega, Vice President; Carlos Robles, Treasurer; Grace Löwenberg, Secretary, and Alfred Howard, Member at Large.

Ideal Management Staff: Sam Wu, President, Winnie Poon, and Sally Zuniga

President Vindell asked from the audience for volunteers to count the Proxies for Election process. Election Inspectors Luis Salgado and Wil Jones volunteered to count the ballots.

President Vindell introduced Mr. Robert Estrada from Department of Water and Power. Mr. Estrada provided a brief slide-presentation on conserving water usage. After the slide presentation, there was a question and answer period.

Ms. Grace Löwenberg read the 2013 Annual Meeting minutes. Motion moved, second carried to approve minutes by Ms. Nita Hinojos and Mr. Luis Yataco.

President Vindell acknowledged former Autumn Pointe President Davidson Jackson present at the meeting. Mr. Vindell stated that Mr. Jackson was extremely helpful in mentoring him when he took the Presidency. Mr. Jackson guided him ensuring he followed all the protocols and tasks he needed to address and make Autumn Pointe a safe and clean community. Mr. Vindell thanked Mr. Jackson for his guidance and moral support and presented him with a Certificate of Appreciation, on behalf of Autumn Pointe Homeowners Association, for his Extraordinary Service, Support, and Leadership from September 9, 2000-September 28, 2009 demonstrating life-long commitment to the betterment of the community, equality and justice for all residents at Autumn Pointe.

## TREASURER'S REPORT

Mr. Robles reported the total income of \$491,127.20 and total expenses of \$415,889.93 for the Association for the calendar year of 2013. The Association also had contributed \$70,951 to the Association's Reserves.

He stated as of December 31, 2013, the Association has \$417,399 in the Reserve Account.

## PRESIDENT'S REPORT

President Vindell reported on the Accomplishments FY 2013-2014.

Tree trimming; some trees were removed because they were too close to the building and roots were affecting the plumbing and sidewalks.

Cleaned all rain gutters and down spouts.

Replaced one deck.

Repainted 40 parking stalls and three Disabled spaces.

Replaced new pool heater.

Installed new gate between 2324 & 5460 because we have experienced a lot of outside drivers using our area as a public road. A remote is needed to use the gate. You may purchase a remote through Ideal Management.

Mr. Vindell reported we are still being inundated with complaints against our disruptive neighbors, unauthorized people using our parking lot, and dumping of bulky items.

We have curtailed the noise level from residents causing the association legal fees, in certain instances, to solve the problem. President Vindell stated that residents need to 'stand up,' and report incidents with 'unruly and noisy' residents. He expressed we need witnesses in court to remove the disorderly neighbors. Without your support, we cannot placate the 'rowdy and boisterous' neighbors that are a nuisance disturbing the peace. We need your support in combating this problem by putting the problem in writing to address the issue with the resident and/or homeowner. If we do not have any proof of these uncontrollable neighbors, we cannot take action to remove them from the premises or follow through with legal action. The Board is limited in tackling this problem unless we have your support preferably in writing.

Mr. Vindell reminded all pet owners to pick up after their pets because it dries the grass and pets must be leashed.

Mr. Vindell emphasized that items left by the trash such as couches, water heaters, create an increase on the budget for Autumn Pointe. He stated the cameras have been very successful in detecting the perpetrators dumping large items into our trash bins. If perpetrators are caught dumping such items into our bins, 'fees' will be imposed.

### HOMEOWNERS FORUM

Unit #118 – She inquired if the Municipal Code to enforce noise level is operating 24 hrs. and if there are any limitations on this code. We informed her that she would need to contact LAPD on this matter as we do not have the information on hand.

Unit #107 – Thanked the Board for extending the pool. She also stated that you cannot call '311' anymore because there is a lawsuit pending. She questioned the expense on the phone and miscellaneous expenses. President Vindell explained that the camera equipment monitoring the premises is the phone expense. And, the miscellaneous expense is the constant removal of bulky items people leave on the premises causing a huge 'expense' on the budget.

Unit #20 – Asking the cost of the remote control for the new gate and would like to test it first before purchasing it. Mr. Vindell responded the cost is \$35. She also inquired about the garage doors. Mr. Vindell stated there are requirements for replacing garage doors, windows, and entry doors. Anyone replacing these items must contact Ideal Management to get approval and ensure they have the proper requirements.

Unit #3 – Inquired about the high consumption of water in the next few years and how is the Board going to handle it. Mr. Vindell stated that Autumn Pointe pays approximately \$23,000.00 on water every two months; and we need to exercise how to conserve water and lower the cost. Mr. Vindell asked for suggestions in conserving water usage.

Unit #103 – Mr. Howard stated there are a lot of residents washing their cars and we are paying \$20,000 for them to wash their cars.

Unit #68 – Their neighbors bring friends to wash cars and there are lines like a Car Wash. He also inquired in extending the pool hours.

Unit #176 – Water is wasted onto the street from the sprinklers. She stated we should fix the sprinklers system first instead of painting the buildings.

Unit #144 – Mr. Hinojos congratulated the Board and Ideal Management for recognizing Mr. Davidson Jackson and honoring him for his Nine Years of Leadership and his commitment to Autumn Pointe throughout his presidency. He also thanked the Board for removing the noisy neighbors. Additionally, he thanked the Board for doing a 'Wonderful Job!'

Unit #68 – She is not receiving enough communication in what is going on the complex. Trees are being cut down and other things. Mr. Vindell stated Autumn Pointe

communicates news and/or information via Website, posting a Newsletter by the mailboxes, and mailing it out with the Homeowners Association Dues.

Former President Davidson Jackson thanked everyone for his recognition and Certificate of Appreciation. He truly appreciated it.

#### INCOMING BOARD OF DIRECTORS

The incoming Board of Directors for 2014-2015 is as follows: Gus Vindell, Ricardo Ortega, Alfred Howard, Grace Löwenberg and Carlos Robles. The Board thanked everyone for their support.

Meeting was adjourned at 9:35 PM. Board members went into a brief Executive Session.